High School Tennis Court Reconstruction

Special Town Meeting
November 28, 2023

Sponsors:
Weston School Committee
Weston Recreation Commission

What are we proposing to do?

- Replace 6 tennis courts and outdoor basketball court at Weston High School with post-tensioned concrete
- These courts are heavily used by school athletes and Weston residents

Why is this needed?

- HS courts were identified in 2020 Rec Master Plan and 2022 Recreation Tennis Court review as a high priority need
- Extensive cracking is making courts unplayable

What is post-tensioned concrete?

- Uses rebar support cables to reinforce the concrete, virtually eliminating cracking
- 25-30 year useful life expectancy
- Industry standard for heavy-use & public outdoor courts

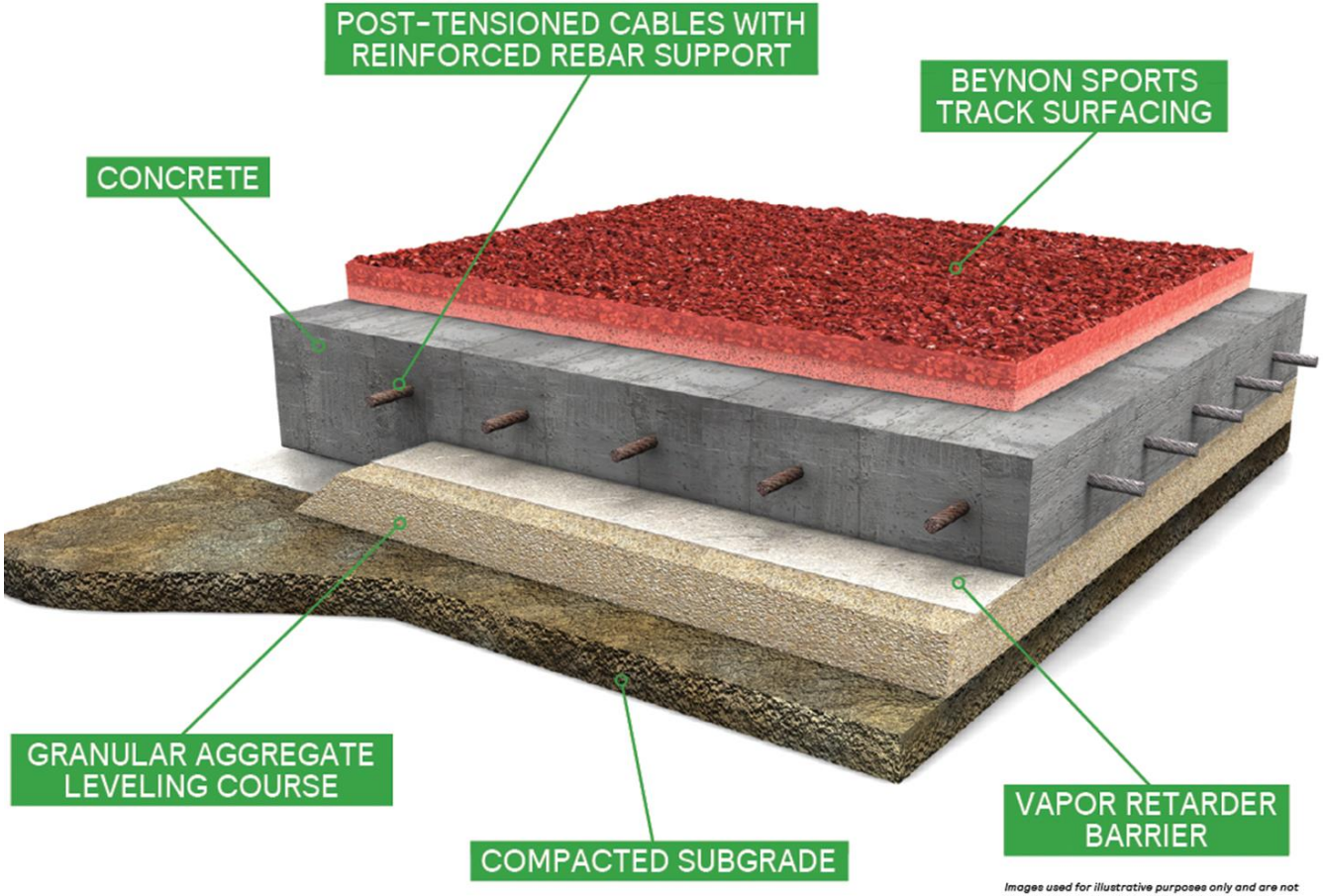


Image Source: RennerSports.com

Experience with Post Tension Concrete

- PTC is a construction technique that has been used for decades in other applications, such as parking structures
- Rogers HS in Newport, RI had one of the first installations of PTC courts, over 30 years ago
- Recent visits & discussions with town officials in Newport demonstrate the longevity of PTC and low maintenance

Photos: Mike McGrath

What else was considered?

- Post-tensioned concrete recommended by all consultants & firms engaged with due to longevity, maintenance, and overall lower lifecycle costs

	Minimal Renovation	Full Renovation - Asphalt	Refurbishment - Membrane System	Full Renovation – Post-tensioned Concrete (PTC)
	• Crack repair & resurfacing • Simple resurfacing including new specialty court coatings and new game lines	• Pulverize courts with pavement recycler, compact the mixture and provide a new 3" asphalt profile and court coatings • Lately, longevity issues across NE have been seen due to quality of recycled material	• Cushion surface that looks and plays just like a hard court • Requires regular resurfacing approximately every 5-7 yrs • Best for residential and clubs with lighter use	• Utilizes internal cables to prestress the concrete • Virtually eliminates cracking • Only maintenance is periodic resurfacing of the coating and court lines
Estimated lifespan	3-5 years	12-15 years	15-20 years	25-30 years
Total Cost*	$302,155	$811,704		$1,236,074
Cost per Court/yr	$16,786	$11,274		$8,240

* Cost estimates from 2022 Activitas study; based on 2022 costs

How are we considering fiscal & environmental responsibility?

Fiscal Responsibility

- Sought out multiple bids & negotiated with preferred design firm to reduce costs
- Reduced scope from original proposal to match needs
- Lowest annualized cost per court over 30 years
- Use of CPC funds reduces funding cost to Weston
- Long-live reduces “soft costs” associated with new projects

Environmental Responsibility

- Existing court material can be ground and recycled as gravel base
- Long-life reduces need for new materials vs. asphalt option

What is the ask?

Now / Fall 2023 Town Meeting

- $111K for Design Fees (revised down from $165K)
- Selected Activitas after reviewing and negotiating on 3 bids
- Would result in bid-ready specifications, refined cost estimates, permitting work

Later / May 2024 Town Meeting

- Construction funding to rebuild 6 tennis courts & outdoor basketball court during Summer 2024
- Current cost estimate of $2.1-$2.5M

How are we ensuring community use?

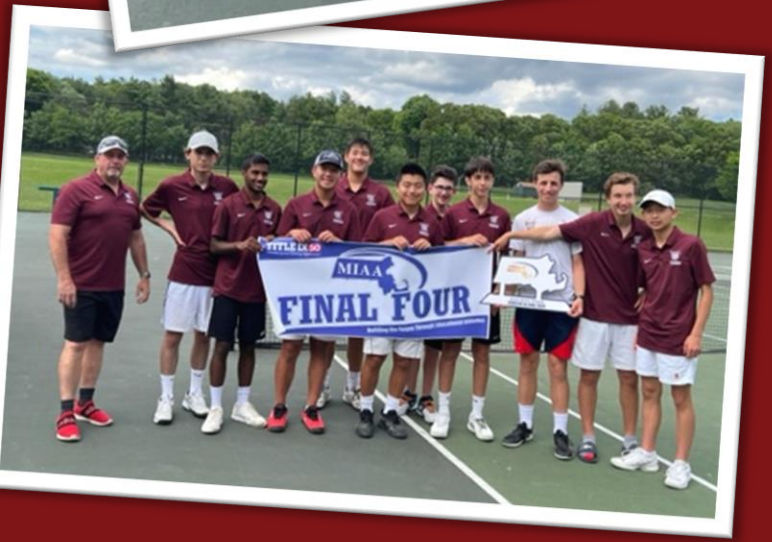
- While on school property, HS courts are managed by the Weston Recreation Department
- New School Committee policy (KFB) codifies community use when not used by school for athletics & PE classes
- Recreation Department exploring introduction of online sign-ups which would make it easier for residents to know when courts are available and give Weston residents priority

Many community groups endorse this project

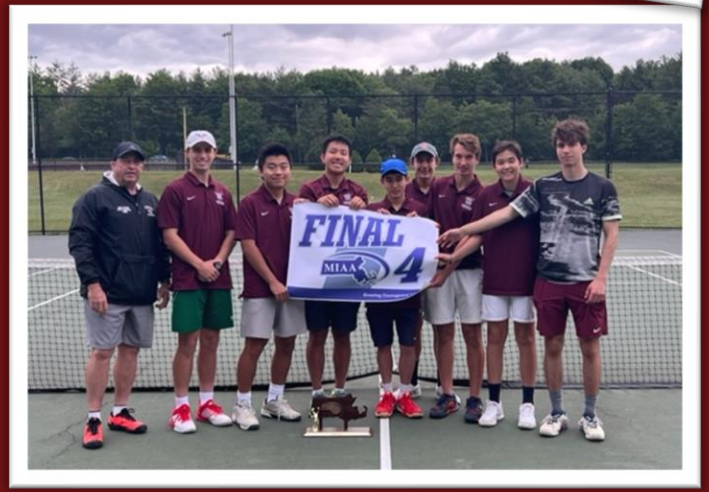
- School Committee
- Recreation Commission
- Rec Master Plan Steering Committee
- Community Preservation Commission
- Finance Committee
- Weston Boosters

Special thanks to Mike McGrath (Weston Athletic Director), Ben Polimer (Fields & Grounds Coordinator), & Chris Fitzgerald (Recreation Director) for their help in this project

Vote to support the continued success of our outstanding tennis program



- Boys & Girls teams made the Final 4 in both 2022 & 2023
- Boys won State Championships in 2022 & 2023



BACK UP SLIDES

Why CPA Funding?

- Use matching funds whenever possible to reduce the burden on Weston taxpayers
- Preserves availability of community recreational facility
- “Same project, new location” as Burchard Park tennis court reconstruction

Breakdown of $111K design fee request

Pre-Construction	$	96,539	Proposal from Activitas
Reimburseables	$	4,000	From Proposal
Contingency	$	10,000	To cover additional meetings & unforseen expenses
Design total	$	110,539	
Request		$111,000	